

**CITY PLANNING COMMISSION
MEETING AGENDA
TUESDAY, JANUARY 22, 2013
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

A. PUBLIC HEARING:

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON TUESDAY, JANUARY 22, 2013, IN THE CITY COUNCIL CHAMBER (CITY HALL 1E07), ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

This meeting is accessible to people with disabilities. Requests for additional accommodations or any assistance to participate may be directed to the Office of Constituent Services at 504-658-4015 (voice), 504-658-4002 (fax), or the City's TTY 504-586-4475. This communiqué is available in alternative formats upon request.

- 1. ZONING DOCKET 7/13** – Request by JULIA RUTLEDGE for a Zoning Change from an RD-3 Two Family Residential District to a B-1A Neighborhood Business District, on Square 363, Lot D or 2, in the Third Municipal District, bounded by St. Claude Avenue, Montegut, Clouet and North Rampart Streets. The municipal address is 3053 NORTH RAMPART STREET. (ZBM D-14/PD 7)

- 2. ZONING DOCKET 8/13** – Request by THE PONTCHARTRAIN HOTEL PARTNERSHIP and/or PONTCHARTRAIN ALF, LLC to amend Conditional Use Ordinance No. 17,456 MCS (ZD 91/95), which allowed the rooftop installation of sectored antennas and electronic equipment for cellular or wireless (Personal Communication Services) and the rescission of Ordinance No. 24,235 MCS (ZD 85/10) which permitted a cocktail lounge, to permit a hotel in a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District, on Square 237, Lots Pt. 1, 2, 3, 4, C and D, in the Fourth Municipal District, bounded by St. Charles Avenue, Josephine, Carondelet and St. Andrew Streets. The municipal addresses are 2035 SAINT CHARLES AVENUE and 1619 JOSEPHINE STREET. (ZBM C-15/PD 2)

3. **ZONING DOCKET 9/13** – Request by THE HOUSING AUTHORITY OF NEW ORLEANS for a Residential Planned Community (RPC) overlay to permit a multi-family development in an RM-2 Multi-Family Residential District on Squares 1400, 1401 and 1402, All Lots, in the Third Municipal District, bounded by Congress, Law, Alvar and North Dorgenois Streets. There are multiple municipal addresses. (ZBM E-13/PD 7)
4. **ZONING DOCKET 10/13** – Request by VALMONT INVESTMENTS LLC for a conditional use to permit a multi-family development within an LI Light Industrial District and the Central City Multi-Family Minimum Design Standards Interim Zoning District on Square 242, Lots 1, 2 and 9, in the First Municipal District, bounded by Baronne, Melpomene, Carondelet and Terpsichore Streets. The municipal addresses are 1527-31 CARONDELET STREET AND 1719-21 TERPSICHORE STREET. (ZBM C-14/PD-2)

B. ZONING MEETING: Follows Public Hearing

1. Adoption of the Zoning minutes of the January 8, 2013 Zoning Meeting.
2. **FURTHER CONSIDERATION – ZONING DOCKET 2/13** – Request by BENA CAPITOL LLC for a Conditional Use to permit a cocktail lounge with live entertainment in an HMC-2 Historic Marigny/Treme Commercial District, on Square 5, Lot 22, in the Third Municipal District, bounded by Esplanade Avenue, Chartres, Frenchmen and Decatur Streets. The municipal address is 516 FRENCHMEN STREET. (ZBM D-14/PD 7) **(SK/DG/GM) (DEFERRED FROM THE JANUARY 8, 2013 MEETING)**
3. **FURTHER CONSIDERATION – ZONING DOCKET 6/13** – Request by LAMAR AND DIANNE DUNFORD for a Zoning Change from an RM-2E Multiple-Family Residential District within the Eastern New Orleans Renaissance Corridor Interim Zoning District to a B-2 Neighborhood Business District, to permit an office, on Section 7, Grove 2, in the Third Municipal District, bounded by Lacombe Street, Hayne, Read and Curran Boulevards. The municipal address is 10250 HAYNE BOULEVARD. (ZBM H-10/PD 9) **(DT) (DEFERRED FROM THE JANUARY 8, 2013 MEETING)**
4. **CONSIDERATION – ZONING DOCKET 7/13** – Request by JULIA RUTLEDGE for a Zoning Change from an RD-3 Two Family Residential District to a B-1A Neighborhood Business District, on Square 363, Lot D or 2, in the Third Municipal District, bounded by St. Claude Avenue, Montegut, Clouet and North Rampart Streets. The municipal address is 3053 NORTH RAMPART STREET. (ZBM D-14/PD 7) **(EA/CM)**

5. **CONSIDERATION – ZONING DOCKET 8/13** – Request by THE PONTCHARTRAIN HOTEL PARTNERSHIP and/or PONTCHARTRAIN ALF, LLC to amend Conditional Use Ordinance No. 17,456 MCS (ZD 91/95), which allowed the rooftop installation of sectored antennas and electronic equipment for cellular or wireless (Personal Communication Services) and the rescission of Ordinance No. 24,235 MCS (ZD 85/10) which permitted a cocktail lounge, to permit a hotel in a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District, on Square 237, Lots Pt. 1, 2, 3, 4, C and D, in the Fourth Municipal District, bounded by St. Charles Avenue, Josephine, Carondelet and St. Andrew Streets. The municipal addresses are 2035 SAINT CHARLES AVENUE and 1619 JOSEPHINE STREET. (ZBM C-15/PD 2) **(KC/DT)**

6. **CONSIDERATION – ZONING DOCKET 9/13** – Request by THE HOUSING AUTHORITY OF NEW ORLEANS for a Residential Planned Community (RPC) overlay to permit a multi-family development in an RM-2 Multi-Family Residential District on Squares 1400, 1401 and 1402, All Lots, in the Third Municipal District, bounded by Congress, Law, Alvar and North Dorgenois Streets. There are multiple municipal addresses. (ZBM E-13/PD 7) **(SK/LM/LF)**

7. **CONSIDERATION - ZONING DOCKET 10/13** – Request by VALMONT INVESTMENTS LLC for a conditional use to permit a multi-family development within an LI Light Industrial District and the Central City Multi-Family Minimum Design Standards Interim Zoning District on Square 242, Lots 1, 2 and 9, in the First Municipal District, bounded by Baronne, Melpomene, Carondelet and Terpsichore Streets. The municipal addresses are 1527-31 CARONDELET STREET AND 1719-21 TERPSICHORE STREET. (ZBM C-14/PD-2) **(DG/RP/JT)**

ANY OTHER ZONING MATTERS:

8. **CONSIDERATION - DESIGN REVIEW 201/12** – Request by BUDDY CLELLAND on behalf of BRITE LITE SERVICE CO., INC. to appeal **Article 10, Section 10.3A.6, ICUC Inner City Urban Corridor District regulations** of the Comprehensive Zoning Ordinance, to permit an attached sign with excessive sign area, in an LI Light Industrial District, on Square 539-A, an undesignated lot, in the Second Municipal District, bounded by North Carrollton Avenue, St. Louis, Conti and North Solomon Streets. The municipal address is 401 NORTH CARROLLTON AVENUE. (ZBM C-12/PD 4) **(LM)**

9. **CONSIDERATION – DESIGN REVIEW 203/12** – Request by ROBERT PENCE ON BEHALF OF WAFFLE HOUSE INC. to appeal **Article 10, Section 10.1, UC Urban Corridor District regulations** and **Article 10, Section 10.8 SC Shopping Center regulations** of the Comprehensive Zoning Ordinance, to permit smaller setbacks and parking within the required landscaped buffer, in an SC Shopping Center District, on Square 6, Elmwood, Section A, in the Fifth Municipal District, bounded by General DeGaulle Drive, Florence Avenue, Amazon and Georgia Streets. The municipal address is 2631 General DeGaulle Drive. (ZBM E-16/PD 12) **(LM)**

C. PLANNING MEETING:

1. Adoption of the Planning minutes of the January 8, 2013 Planning Meeting.

SUBDIVISIONS:

2. **CONSIDERATION - SUBDIVISION DOCKET 179/12** – Request by ANITA ZERVIGON HAKES, JAY E. HAKES AND COLTONCORSOMESSERSMITH, LLC to resubdivide of Lots 10 and Pt. 11 into Lots 10-A and 11-X, Square 212, in the Sixth Municipal District, bounded by Foucher, Constance, Antonine and Magazine Streets. The municipal addresses are 3632 MAGAZINE STREET AND 1023 ANTONINE STREET. (ZBM B-15/PD 2) **(EA)**
3. **CONSIDERATION – SUBDIVISION DOCKET 181/12** – Request by DARLEEN JACOBS-LEVY to resubdivide of Lot C into Lots C1 and C2, Square 9, in the Sixth Municipal District, bounded by South Galvez, Delachaise, South Johnson and General Taylor Streets. The municipal addresses are 3722-24 AND 3726 SOUTH GALVEZ STREET. (ZBM B-14/PD 3) **(DG)**

OTHER PLANNING MATTERS:

- a. **CONSIDERATION** - Ratification of the Executive Director’s Actions Relative to Certified Subdivisions. **(AB)**
- b. **CONSIDERATION** - Ratification of the Executive Director’s Actions Relative to Personnel Matters. **(YR)**
- c. Executive Director’s Announcements on Various Activities. **(YR)**

- d.** Committee Reports
- e.** Announcements by Chairman. **(CM)**
- f.** Adjournment.

Yolanda Rodriguez
Executive Director

YR/ab